



Josh Anderson <josh.anderson@knoxplanning.org>

[Planning Commission Comment] 12-A-20-UR / 12-SA-20-C - Woodbury Crossing

1 message

Misty Richards <misty.m.richards@gmail.com>

Fri, Dec 4, 2020 at 11:54 PM

Reply-To: misty.m.richards@gmail.com

To: commission@knoxplanning.org, Commissioner Richie Beeler <richie.beeler@knoxcounty.org>, Larsen Jay <larsen.jay@knoxcounty.org>

Dear Planning Commissioners:

Thank you for the opportunity to contact you as a resident of Edwards Place in Corryton. We residents have many unanswered questions that we respectfully ask for you as commissioners to request answers to on our behalf, as we have been unsuccessful in obtaining answers from the developer.

Timeline below:

- **November 23** – Residents learned of the proposed Woodbury Crossing concept plan.
- **November 24** – Residents viewed the concept plan when it was made available this date
- **November 25 and 27** – Fellow resident Mr. Johnny Caldwell attempted to call and email the developer on behalf of us residents to inquire if the developer would meet with us as we had many questions regarding the concept plans.
- **November 30** – Mr. Tom Simons with Woda Group returned Mr. Caldwell's call but was unavailable to join us residents for a meeting. Neighbors met virtually to discuss our questions.
- **December 1** – I compiled our questions and emailed them to Mr. Simons/Woda Group. (See email below.)
- **December 2** – Mr. Caldwell followed up with Mr. Simons regarding my email. Mr. Simons confirmed with Mr. Caldwell that the email was received and was "sent to be answered." Neighbors met virtually again to further discuss our questions and concerns.
- **December 4** – The Woda Group still has not responded to our questions.

As you will see from our list of main questions, there are a lot of unknowns with the proposed plan. With no response from the developer to our questions, it creates a challenge in knowing what is actually planned for our community.

As we were informed of this plan less than two weeks ago (with the Thanksgiving holiday during the first week), we have tried to remain patient with such a limited amount of time before the commission votes. However, as we still have numerous questions with the clock ticking, residents such as myself must now begin contacting you with what little information we have.

What we do know:

- No second entrance (just as their previous proposal, this plan relies solely on Edwards Place streets to supply their traffic needs)
- No amenities
- No landscaping/trees shown on the concept
- A development within another development (Woodbury Crossing will have its own name)
- Lot sizes are smaller than the typical lot of existing homes in Edwards Place (which means a typical Woodbury Crossing home will only have 10 feet between each dwelling, according to the concept plan).

Please do not approve this plan with so many important questions remaining for us.

Your time is most appreciated.

Misty Richards

Edwards Place Resident

***** Email to Woda Group Representative (Mr. Tom Simons) is included below *****

----- Forwarded message -----

From: **Misty Richards** <misty.m.richards@gmail.com>

Date: Tue, Dec 1, 2020 at 9:18 AM

Subject: Woodbury Crossing Development (Corryton, Tennessee)

To: <tsimons@wodagroup.com>

Mr. Simons,

I am a resident of Edwards Place subdivision in Corryton and it is my understanding that Johnny Caldwell spoke with you yesterday, November 30th, regarding the proposed Woodbury Crossing development in our neighborhood. On behalf of our Edwards Place neighbors, we have compiled a list of questions we have after reviewing the concept plan submitted to the Knox County Planning Commission by Woodbury Crossing Limited Partnership.

Regarding the proposed Woodbury Crossing development:

1. Will these be detached single family residential units?
2. Will these 79 units be owner-occupied, or will they be owned by Woda Group (or another business/entity) and managed as rental properties?
3. Will Woda Group build these houses or will Woda Group sell lots?
4. As Edwards Place still has a "temporary fix" in place for its sewer system, will Woda Group repair the current inadequate sewer system as part of this development plan?

Questions for if Woda Group is selling the lots:

1. Will Woda Group sell the lots individually or will they sell the lots to another business/entity?
2. Do you have a builder identified? If so, who will be the contractor/builder?
3. What is the expected price range for the lots?

Questions for if Woda Group is building the houses:

1. Will Woda Group sell the finished homes individually or will they sell the homes to another business/entity?
2. Who is the realtor that will sell the finished houses?
3. What is the expected price range for the houses?
4. What is the square footage range for the houses?
5. Do you have sample elevations to share?
6. What type of homes will be built? (meaning, site-built, manufactured, etc.)
7. Is there another Woda-developed community similar to this proposed development that we can look at?

Thank you for your time with reviewing these questions and we look forward with much interest to your response.

Misty Richards
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Corryton, TN 37721

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This message was directed to commission@knoxplanning.org